

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>05-019</u></a>	<a href="#"><u>PEDRO L. &amp; SARAY LEAL</u></a>
<a href="#"><u>05-119</u></a>	<a href="#"><u>TRACT "N," 8<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION L. L. C.</u></a>
<a href="#"><u>05-335</u></a>	<a href="#"><u>IGNACIO &amp; VIVIAN SERRALTA</u></a>

HEARING NO. 06-2-CZ12-1 (05-19)

30-54-40  
Council Area 12  
Comm. Dist. 10

APPLICANTS: PEDRO L. & SARAY LEAL

- (1) Applicant is requesting to permit an existing terrace addition to a townhouse residence setback 8.08' from the rear (north) property line (20' required).
- (2) Applicant is requesting to permit a patio area of 327.504 sq. ft. (500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Terr. Addition for: Janet Boue," as prepared by Douglas Ruggiano, P. E., consisting of one sheet and dated stamped received 7/8/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 7, SNAPPER CREEK TOWNHOUSES, SECTION 2, Plat book 94, Page 84.

LOCATION: 11337 S.W. 69 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1,886 sq. ft.

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

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HEARING NO. 06-2-CZ12-2 (05-119)

10-55-40  
Council Area 12  
Comm. Dist. 8

APPLICANT: TRACT "N," 8<sup>TH</sup> ADDITION TO PORT CHARLOTTE SUBDIVISION L. L. C.

(1) EU-1 to EU-M

(2) Applicant is requesting to waive the zoning regulations requiring lots to front on a public right-of-way to permit access to a public street by means of a private drive and to permit 3 parcels with a lot frontage of 0' on a dedicated street (120' required & 126'2" provided on a private drive).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Tract N 8<sup>th</sup> Addn to Port Charlotte Subdivision LLC," as prepared by Luis Rospigliosi, Inc. and consisting of 4 pages dated 3/14/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of Tract 15, KENDALL GREEN HOME SITES, Plat book 40, Page 52, less the south 257' thereof.

LOCATION: 8390 S.W. 112 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.46 Acres

EU-1 (Estates 1 Family 1 Acre Gross)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

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HEARING NO. 06-2-CZ12-3 (05-335)

3-55-40  
Council Area 12  
Comm. Dist. 8

APPLICANTS: IGNACIO & VIVIAN SERRALTA

EU-1 to EU-M

SUBJECT PROPERTY: The SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , less the south 25' and less beginning Southwest corner of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 3, Township 55 South, Range 40 East of the east 128.8' of the north 325.76' of the west 138.8' of the south 325.57' to the Point of beginning.

LOCATION: 8401 S.W. 94 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.5 Acres

EU-1 (Estates 1 Family 1 Acre Gross)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

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